PLYMOUTH PORTFOLIO

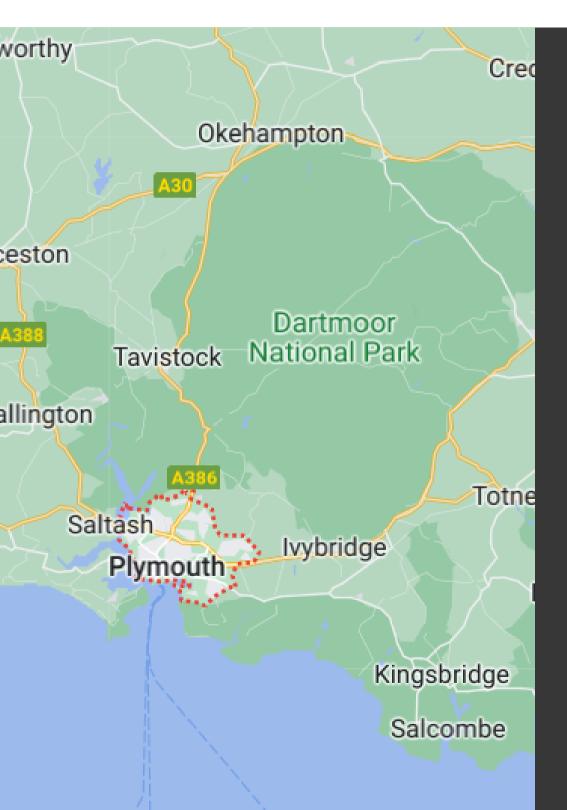
Outstanding residential portfolio comprising 13 high quality tenanted properties, including HMOs & family lets for sale in Plymouth.



Portolio

INVESTMENT CONSIDERATIONS

ACCELERATE YOUR PROPERTY GOALS



PLYMOUTH PORTFOLIO

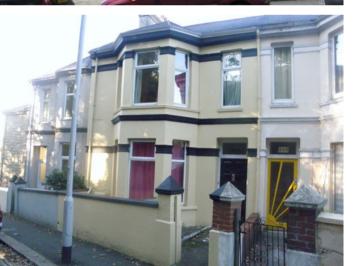
- 13 properties in central locations 10 HMO
- High quality properties available as a portfolio or as a Ltd company purchase
- Fully let, producing an income of £300,840 p.a
- Potential to increase rent to market value/ increase letting rooms/ increase yield
- Extremely well managed, full accounts available
- Minimal risk investment
- Offers are invited in the region of £3.3m
- Attractive gross yield of circa 9% with scope to increase
- The portfolio has a RICS valuation of £3,385.000 representing an immediate £85,000 discount
- Average capital growth of 20% over last 3 years
- Outstanding long term, low risk investment



RICS valuations, property accounts, compliance documentation & viewings available on request





























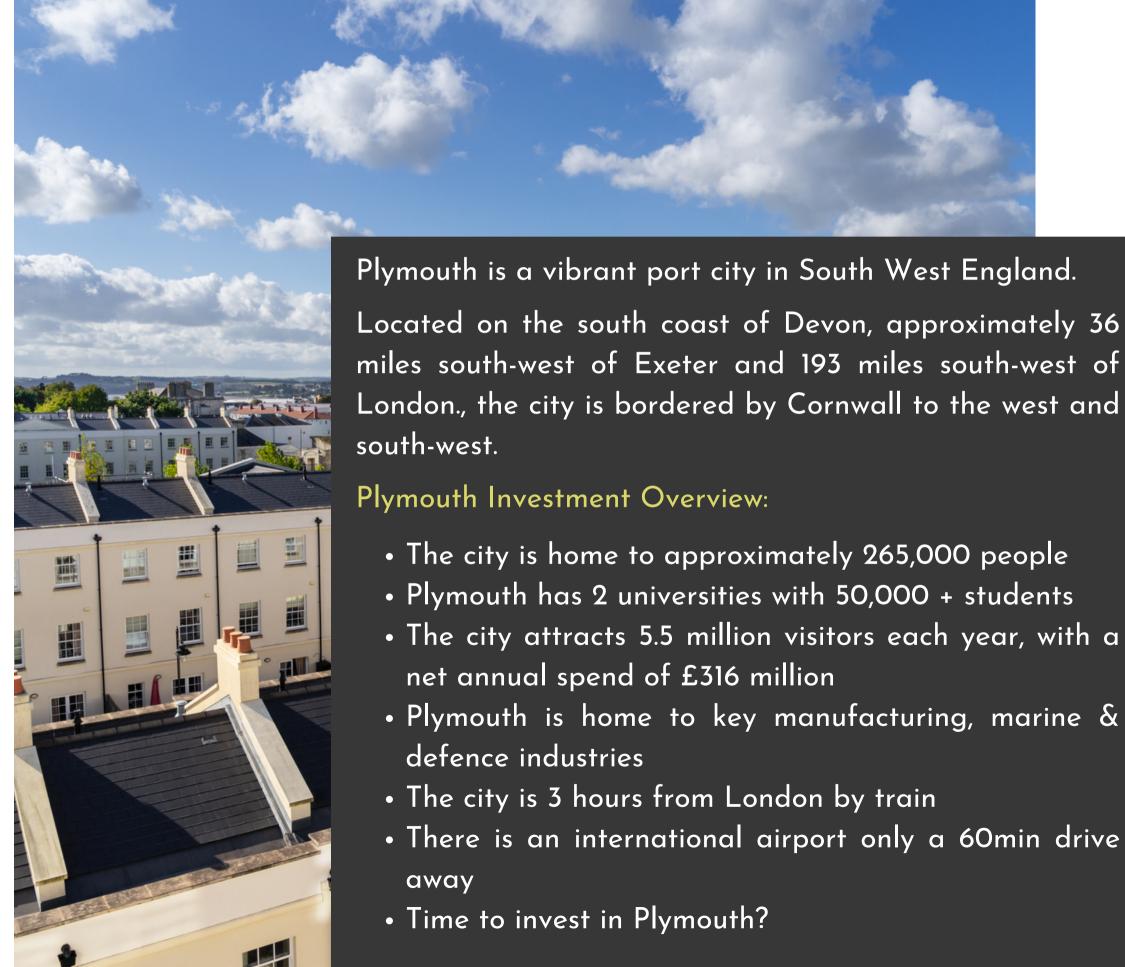
ACCOMMODATION AND TENANCY SCHEDULE

Street	Postcode	Type	No. of beds	EPC Band	Current Rental PA	Current Yield	RICS Valuation	Property Potential	
Pentyre Terrace	PL4 8RP	НМО	4	D	£ 20,160	8%	£ 250.000	Potential to increase to 5 beds.	
Lipson Road	PL4 7EP	НМО	3	D	£ 17,520	8.75%	£ 200.000	Potential to increase to 4 beds	
Addison Road	PL4 8LL	НМО	8	D	£ 40.080	10.4%	£ 385.000	Additional 2 x car parking spaces to let	
Seaton Avenue	PL4 6QL	НМО	7	E	£ 34,980	10.1%	£ 345.000	Rent review Feb 2024	
Lisson Grove	PL4 7DN	НМО	5	E	£25,380	9.95%	£ 255.000	Rent review Feb 2024	
Penrose Street	PL1 5AT	НМО	4	D	£20,640	9.8%	£ 210.000	Potential to increase to 5 beds.	
Nelson Street	PL4 8ND	НМО	5	D	£ 26,040	10.%	£ 260.000	Rent review Feb 2024	
Saltash Road	PL2 2DQ	НМО	7	E	£ 36,960	12.3%	£ 300.000	Rent review Feb 2024	
Plymouth Road	PL7 4NA	НМО	5	D	£ 24,780	8.4%	£ 295.000	Rent review Feb 2024	
Chestnut Road	PL3 5UE	НМО	5	D	£ 25,860	8.2%	£ 315.000	Rent review Feb 2024	
Penlee Place	PL4 7DQ	Family	3	D	£ 11,340	5.8%	£ 195.000	Rent review Feb 2024	
Teign Road	PL3 6PH	Family	3	D	£ 7,800	4.2%	£ 185.000	Rent substantially below market value	
Priory Road	PL3 5EP	Family	2	E	£ 9,300	4.9%	£ 190.000	Rent below market value	
					£ 300,840	8.9%	£ 3,385,000	OIRO	£3,300,000

ABOUT PLYMOUTH

Plymouth is a port city in Devon, southwest England.







JOHN FORTH

SALES AGENT



ABOUT JOHN

John has been buying, selling, and investing in UK property for 25 years. He is a senior representative of the National Residential Landlords Association and is also a member of the Chartered Institute of Housing. John can help you to reach your property goals.

GET IN TOUCH

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